



April 2, 2023

Mr. Otis Spriggs
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Ashland Subdivision – Section Two Preliminary Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

HDR Engineering, Inc. (HDR) has reviewed the preliminary plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Verify FIRM information noted. It appears this subdivision is completely within Zone X (shaded).
2. Verify and update bearing information shown in the metes and bounds description (Typical).

Sheet 2 of 2

1. Line L26 not provided in Line Table. Update table to include information for L26.
2. Label tables shown on the plat (Typical).
3. Update table to include central angle information as noted in the metes and bounds description (Typical).
4. Update table to include decimals as noted in the metes and bounds description (Typical).
5. Show linetype in Legend for the boundary notated between Brazoria County and Angleton ETJ.
6. If Reserve "B" does not allow for buildings/structures, no need to show 25-BL.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Subdivision – Section Two Preliminary Plat be Revised and Resubmitted.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, Steve Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

Steve Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "AC." INDICATES ACREAGE.
- 4.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 5.) "P.O.B." INDICATES POINT OF BEGINNING.
- 6.) "VOL." INDICATES VOLUME.
- 7.) "PG." INDICATES PAGE.
- 8.) "NO." INDICATES NUMBER.
- 9.) "CT." INDICATES COURT.
- 10.) "DR." INDICATES DRIVE.
- 11.) "J" INDICATES STREET NAME CHANGE.
- 12.) "A" INDICATES BLOCK NUMBER.
- 13.) "R" INDICATES RESERVE NUMBER.
- 14.) "A" INDICATES RESERVE NUMBER.
- 15.) "50'R" INDICATES 50' CUL-DE-SAC RADIUS.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON, PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.77 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPROBC); said 18.77 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a found concrete monument at the northwest corner of said 469.08-acre tract, the southwest corner of a called 2.97-acre tract of land conveyed to James W. Northrup and Deborah Northrup in Clerk's File No. 01-008056 in Brazoria County Official Public Records, and along the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioner Court Records;

THENCE, South 14°02'37" West, along the west line of said 469.08-acre tract, common with the east line of said F.M. Highway 521, 1647.59 feet to a point for corner being the POINT OF BEGINNING of the herein described subject tract marking the beginning of a non-tangent curve to the right;

THENCE, over and across said 469.08-acre tract the following twenty seven (27) courses and distances:

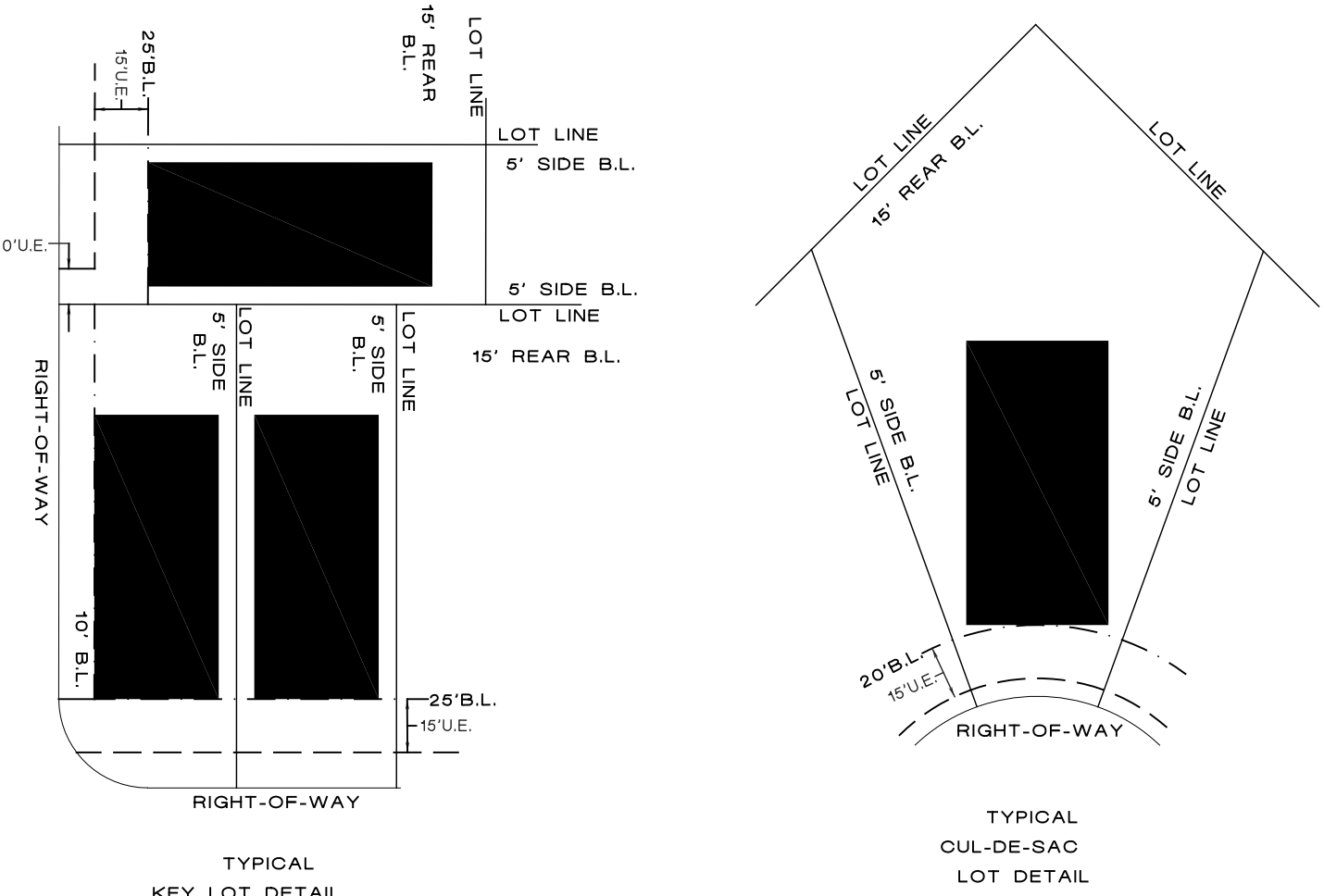
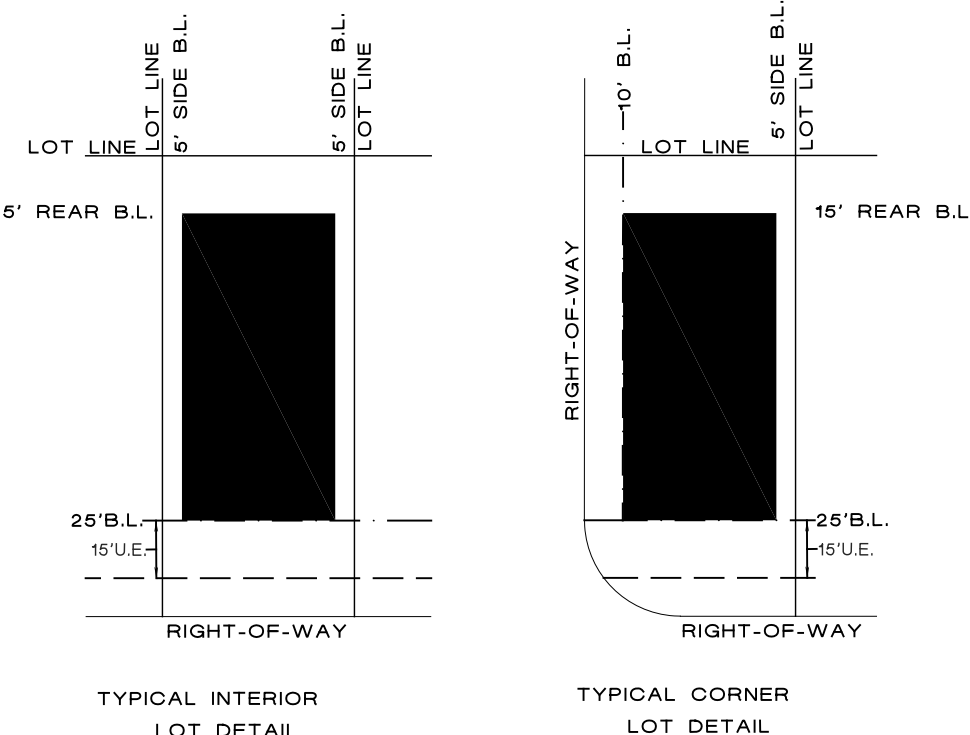
- 1. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 59°02'37" East, with a chord length of 35.36 feet to a point for corner;
- 2. South 75°57'23" East, 104.37 feet to a point for corner marking the beginning of a curve to the right;
- 3. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing South 30°57'23" East, with a chord length of 35.36 feet to a point for corner;
- 4. South 75°57'23" East, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
- 5. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 59°02'37" East, with a chord length of 35.36 feet to a point for corner;
- 6. South 75°57'23" East, 60.27 feet to a point for corner marking the beginning of a curve to the right;
- 7. Along the arc of said curve to the right having a radius of 1165.00 feet, a central angle of 08°20'55", an arc length of 169.75 feet, and a long chord bearing South 71°46'55" East, with a chord length of 169.60 feet to a point for corner marking the beginning of a compound curve to the right;
- 8. Along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 91°14'34", an arc length of 39.81 feet, and a long chord bearing South 21°59'10" East, with a chord length of 35.74 feet to a point for corner marking the beginning of a reverse curve to the left;
- 9. Along the arc of said reverse curve to the left having a radius of 1020.00 feet, a central angle of 00°10'45", an arc length of 3.19 feet, and a long chord bearing South 23°32'44" West, with a chord length of 3.19 feet to a point for corner;
- 10. South 86°32'39" East, 60.00 feet to a point for corner marking the beginning of a non-tangent curve to the right;
- 11. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 94°28'10", an arc length of 41.22 feet, and a long chord bearing North 70°41'26" East, with a chord length of 36.71 feet to a point for corner marking the beginning of a compound curve to the right;
- 12. Along the arc of said compound curve to the right having a radius of 1165.00 feet, a central angle of 01°22'57", an arc length of 28.11 feet, and a long chord bearing South 31°23'00" East, with a chord length of 28.11 feet to a point for corner;
- 13. South 60°41'32" East, 68.01 feet to a point for corner marking the beginning of a curve to the right;
- 14. Along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 83°30'22", an arc length of 36.44 feet, and a long chord bearing South 18°56'20" East, with a chord length of 33.30 feet to a point for corner marking the beginning of a reverse curve to the left;
- 15. Along the arc of said reverse curve to the left having a radius of 815.00 feet, a central angle of 45°06'17", an arc length of 641.59 feet, and a long chord bearing South 00°15'42" West, with a chord length of 625.15 feet to a point for corner;
- 16. South 22°17'26" East, 287.46 feet to a point for corner;
- 17. South 67°42'34" West, 26.42 feet to a point for corner;
- 18. South 89°02'42" West, 171.62 feet to a point for corner;
- 19. South 84°38'24" West, 112.86 feet to a point for corner;
- 20. South 86°26'25" West, 64.50 feet to a point for corner;
- 21. South 01°22'08" West, 1.02 feet to a point for corner;
- 22. North 88°37'52" West, 60.00 feet to a point for corner;
- 23. North 86°32'45" West, 66.17 feet to a point for corner;
- 24. North 81°45'53" West, 59.15 feet to a point for corner;
- 25. North 78°32'29" West, 58.96 feet to a point for corner;
- 26. North 76°06'07" West, 60.00 feet to a point for corner;
- 27. North 75°57'23" West, 353.23 feet to a point for corner marking the southwest corner of the herein described subject tract, being common with the east line of aforementioned F.M. Highway 521 and the west line of said 469.08-acre tract;

THENCE, North 14°02'37" East, along said common lines, 1052.84 feet to the POINT OF BEGINNING, CONTAINING 18.77 acres of land situated in Brazoria County, Texas.

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOO_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC, WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No.10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC, UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

Verify information noted. It appears this subdivision is completely within Zone X (shaded).



ASHLAND SECTION TWO

BEING 18.77 ACRES OF LAND CONTAINING 86 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

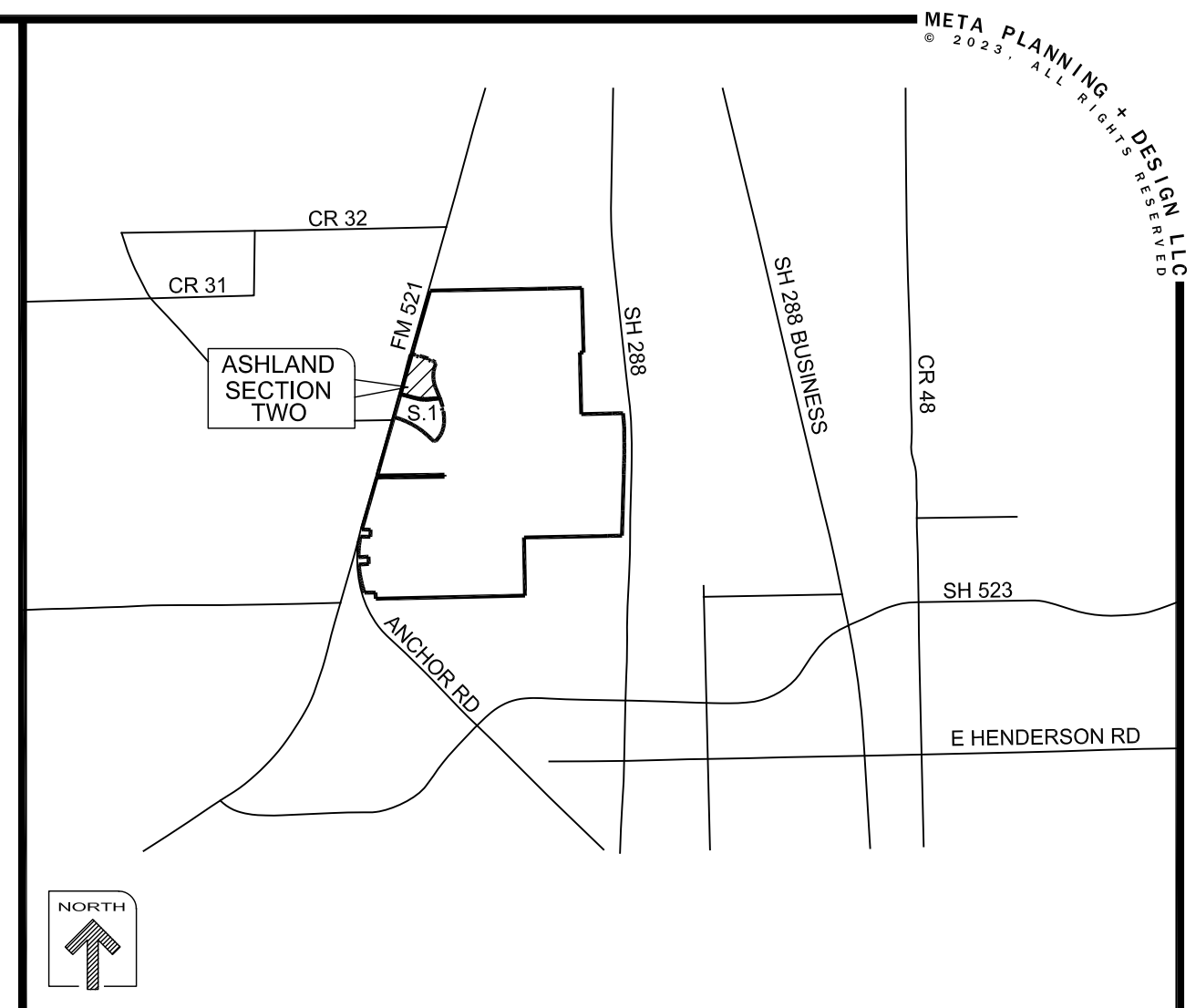
PLANNER:
META
PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

MARCH 1, 2023

PAGE: 1 OF 2

MTA# 78006



Vicinity Map (not to scale)

Typical: Label tables shown on the plot

LINE	DISTANCE	BEARING
L1	14	S 21°42'45" E
L2	39	S 22°27'28" W
L3	16	N 68°42'16" W
L4	25	S 22°48'39" W
L5	32	S 77°29'03" E
L6	25	S 38°15'00" E
L7	14	S 59°02'37" W
L8	13	N 36°10'23" W
L9	156'	N 75°57'23" W
L10	69	S 75°57'23" E
L11	287	S 22°17'28" E
L12	26	S 67°42'34" W
L13	172	N 89°02'42" E
L14	113	S 84°38'24" W
L15	65	S 86°39'25" W
L16	1	S 01°22'08" W
L17	60	N 88°37'52" W
L18	66	S 86°32'45" E
L19	59	N 81°49'53" W
L20	59	N 76°52'29" W
L21	60	N 69°00'00" W
L22	333	N 75°57'23" W
L23	67	N 75°57'23" W
L24	67	N 60°32'39" W
L25	66	S 60°41'32" E

Typical: Update table to include central angle information as noted in the notes and bounds description

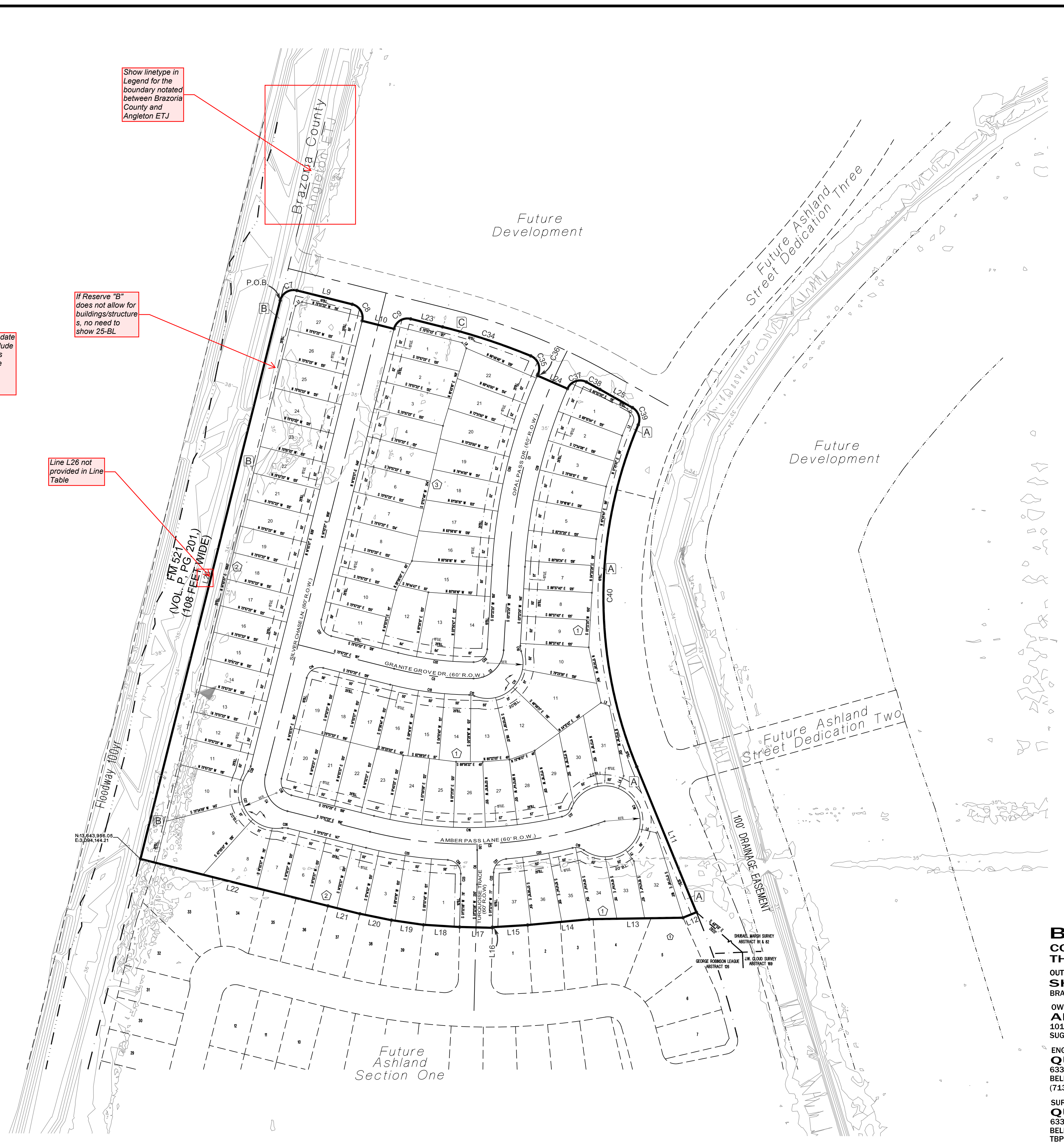
CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	997	410	258	S 10°14'11" W	407
C2	99	83	52	S 48°42'34" W	79
C3	600	147	74	S 62°57'17" E	146
C4	59	86	50	N 30°57'23" W	78
C5	750	435	224	N 87°24'40" E	429
C6	1500	67	32	S 90°00'54" W	67
C7	25	39	25	S 59°02'37" W	38
C8	25	39	25	S 38°15'00" E	35
C9	25	39	25	N 59°02'37" E	35
C10	25	10	5	S 68°00'04" E	10
C11	65	148	144	S 48°18'34" W	112
C12	25	9	5	N 78°39'54" W	9
C13	630	150	75	N 62°45'19" W	149
C14	25	39	25	S 59°02'37" W	35
C15	25	39	25	N 30°57'23" W	35
C16	720	347	177	S 89°45'04" E	344
C17	25	24	13	S 48°49'52" W	23
C18	65	323	51	S 18°29'41" E	87
C19	25	22	12	N 78°02'11" W	21
C20	790	123	62	S 80°33'37" W	123
C21	25	37	22	S 42°48'54" W	34
C22	1530	23	11	N 00°56'39" E	23
C23	1470	19	9	S 01°00'00" W	19
C24	25	38	24	N 43°13'19" W	35
C25	790	151	79	N 81°13'00" W	151
C26	25	10	5	S 87°44'59" E	10
C27	65	156	160	N 30°57'23" W	121
C28	25	10	5	S 20°49'19" W	10
C29	960	355	180	S 13°57'58" W	353
C30	1500	356	181	N 13°24'51" E	356
C31	25	39	25	N 30°57'23" W	35
C32	570	139	70	S 62°57'17" E	139
C33	25	38	24	S 48°42'34" W	34
C34	1160	170	89	S 71°46'59" E	170
C35	25	40	26	S 21°09'10" E	36
C36	1000	3	2	N 29°20'46" E	3
C37	25	41	27	S 70°41'38" W	37
C38	1160	28	14	N 61°23'00" W	28
C39	25	36	22	S 18°56'20" E	33
C40	615	647	338	S 00°15'42" W	652

Typical: Update table to include decimals as noted in the notes and bounds description

Line L26 not provided in Line Table

Show linetype in Legend for the boundary notated between Brazoria County and Angleton ETJ

If Reserve "B" does not allow for buildings/structures, no need to show 25-BL



LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.	LOT NO.	LOT AREA SQ. FT.			
BLOCK 1			BLOCK 2			BLOCK 3		
LOT 1	6,523	LOT 34	6,141	LOT 1	7,030			
LOT 2	6,608	LOT 35	6,531	LOT 2	6,945			
LOT 3	6,608	LOT 36	6,590	LOT 3	6,819			
LOT 4	6,608	LOT 37	7,476	LOT 4	6,781			
LOT 5	6,608	BLOCK 2			LOT 5	6,832		
LOT 6	6,597	LOT 1	6,947	LOT 6	6,883			
LOT 7	6,336	LOT 2	6,293	LOT 7	6,934			
LOT 8	6,260	LOT 3	6,251	LOT 8	6,979			
LOT 9	6,250	LOT 4	6,128	LOT 9	6,579			
LOT 10	7,207	LOT 5	5,988	LOT 10	6,240			
LOT 11	10,525	LOT 6	6,000	LOT 11	6,885			
LOT 12	8,224	LOT 7	5,904	LOT 12	7,393			
LOT 13	6,826	LOT 8	6,259	LOT 13	7,338			
LOT 14	6,443	LOT 9	13,764	LOT 14	7,338			
LOT 15	6,361	LOT 10	8,848	LOT 15	7,294			
LOT 16	6,355	LOT 11	6,148	LOT 16	7,652			
LOT 17	6,031	LOT 12	6,250	LOT 17	7,350			
LOT 18	6,000	LOT 13	6,250	LOT 18	7,117			
LOT 19	6,585	LOT 14	6,250	LOT 19	7,048			
LOT 20	6,585	LOT 15	6,250	LOT 20	7,107			
LOT 21	6,000	LOT 16	6,250	LOT 21	7,169			
LOT 22	6,000	LOT 17	6,250	LOT 22	7,377			
LOT 23	6,232	LOT 18	6,250					
LOT 24	6,505	LOT 19	6,250					
LOT 25	6,505	LOT 20	6,250					
LOT 26	6,456	LOT 21	6,250					
LOT 27	6,456	LOT 22	6,190					
LOT 28	6,674	LOT 23	6,875					
LOT 29	6,839	LOT 24	6,875					
LOT 30	6,387	LOT 25	6,875					
LOT 31	7,217	LOT 26	6,875					
LOT 32	9,486	LOT 27	6,822					
LOT 33	5,944							

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.52	22,677	LANDSCAPE/ OPEN SPACE
B	0.77	33,681	LANDSCAPE/ OPEN SPACE
C	0.15	6,808	LANDSCAPE/ OPEN SPACE

ASHLAND SECTION TWO

BEING 18.77 ACRES OF LAND CONTAINING 86 LOTS (50' X 120' TYP.) AND THREE RESERVES IN THREE BLOCKS.

OUT OF THE SHUBAEL MARSH SURVEY, A-81 & A-82 BRAZORIA COUNTY, TEXAS
OWNER: ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER: QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR: QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104



DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN, LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES, OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.